

MAPLETON CITY
PLANNING COMMISSION MINUTES
May 16, 2013

PRESIDING AND CONDUCTING: Chairman Jared Bringhurst

Commissioners in Attendance: John Gappmayer
Rich Lewis
Golden Murray
Mike Tippets

Staff in Attendance: Sean Conroy, Community Development Director
Brian Tucker, Planner I

Minutes Taken by: April Houser, Executive Secretary

Chairman Bringhurst called the meeting to order at 6:30pm. Rich Lewis led the Pledge and Mike Tippets gave the invocation.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – April 25, 2013.

Motion: Commissioner Tippets moved to approve the April 25, 2013 Planning Commission Minutes.
Second: Commissioner Lewis
Vote: Unanimous

Item 2. Consideration of a request for a Home Occupation to operate a Massage Therapy business in the Residential-Agricultural (RA-1-C) Zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. Home Occupations are a Permitted Use within this zone. No more than 1 person not living in the home can be employed by the Home Occupation. By State Code a background check needs to be conducted on the employee of the Home Occupation. No changes will be made to the home. A copy of the license with the State must be provided by DOPL. No signs are allowed without a permit and Police and Fire Department approvals will be required on the Home Occupation license as well.

Chairman Bringhurst opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Lewis moved to approve the Home Occupation Permit to operate a Massage Therapy business in the Residential-Agricultural (RA-1-C) Zone, with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. The applicant shall obtain licensure for massage therapy from the State of Utah and shall maintain a copy of current licensure with Mapleton City.

3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
4. The Home Occupation shall be conducted within the confines of the structure.
5. No signs shall be placed on the property without a sign permit.
6. Mapleton City Police and Fire Department approvals are required.
7. Violations of the terms of this use permit, other ordinances of the City, or the failure to maintain a Massage Therapy license may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
8. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Tippetts
Vote: Unanimous

Item 3. Consideration of a request for a Home Occupation to operate a portrait photography and violin teaching business in the Residential-Minor Agricultural (RA-2) Zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. There will be no more than 8 customers in any given day. This is a Permitted Use in the RA-2 Zone. No more than 500 square feet of the home will be used for the Home Occupation, nor will there be any employees aside of the applicant herself.

Chairman Bringham opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Tippetts moved to approve the Home Occupation Permit to operate a portrait photography and violin teaching business in the Residential-Minor Agricultural (RA-2) Zone, with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
3. The Home Occupation shall be conducted within the confines of the structure.
4. Group photography conducted within the dwelling must be limited to groups that can be limited to no more than 6 parked vehicles at any time, including vehicles belonging to the owner.
5. No signs shall be placed on the property without a sign permit.
6. Mapleton City Police and Fire Department approvals are required.
7. Violations of the terms of this use permit, other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
8. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Murray
Vote: Unanimous

Item 4. Consideration of a Final Plat approval for the Estates at Mapleton Subdivision consisting of eight (8) lots located in the Residential-Minor Agricultural (RA-2) Zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. This item came before the Commission and received Preliminary Plat approval approximately one month ago. The development meets the requirements of the zone. 800 North will be constructed within the recommendations of the Transportation Master Plan. A majority of the recommended changes have been made, and the few remaining items are easily fixable.

Chairman Bringhurst opened the Public Hearing. No comments were given and the Public Hearing was closed. The temporary turnaround will be gravel, and the adjacent property owner must approve it before the subdivision is recorded. **Roger Dudley**, applicant's Engineer, stated that the applicant has purchased the property where the temporary turnaround will be located.

Motion: Commissioner Murray moved to recommend approval to the City Council for the Final Plat for the Estates at Mapleton Subdivision consisting of eight (8) lots located in the Residential-Minor Agricultural (RA-2) Zone, with the recommendations listed below:

1. All outstanding issues raised in the Development Review Committee (DRC) minutes dated April 30, 2013 shall be addressed prior to plat recording.
2. Temporary turnaround is approved by the property owner of the parcel(s) in which it will be located on.
3. The applicant and future property owners shall work with staff to save the existing street trees to the maximum extent possible.

Second: Commissioner Lewis

Vote: Unanimous

Item 5. Consideration of a Final Plat approval for the Meadows at Mapleton Subdivision consisting of twelve (12) lots located in the Residential (R-2) Zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. The Preliminary Plat was approved approximately a month ago by the Planning Commission. There were some comments about 210 East and 300 East when it was previously heard. The City Engineer has taken a look at this and most of the outstanding issues have been taken care of. The lots are all 10,000 square feet or larger and meet all of the standards of this zoning. Staff had been asked to address the street offset at the previous meeting. Both of the proposed offsets were far enough that they met City Standards. The developer has included a building envelop on the plat for Lots 1 and 7. Staff believes that 400 North is at less than 69% of its travel capacity. Stub streets in this area were addressed as well. The surrounding properties both have as much frontage as this project does. Given this, no parcels will be landlocked any more than they previously were.

Chairman Bringhurst opened the Public Hearing. **Rob Green** had concerns with the curbs not being located on the final plat. Brian stated that the curb will happen within the Right-of-Way and staff will ensure these are located on the plat. Mr. Green stated that the property owners around this development would like the street stub to give them the option of having a thru street when they develop. This would be located between Lots 3 and 4. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Tippets moved to recommend approval to the City Council for the Final Plat for the Meadows at Mapleton Subdivision consisting of twelve (12) lots located in the Residential (R-2) Zone, with the recommendation listed below:

1. All outstanding issues raised in the Development Review Committee (DRC) minutes dated April 30, 2013 shall be addressed prior to plat recording.

Second: Commissioner Murray
Vote: Unanimous

Item 6. Consideration of recommendations to the Community Development Director on a request to allow two detached single family dwellings in place of two twin homes located on lots 54 and 55 of Harvest Park Plat A Amended.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This application is just to receive some direction to make sure the Commission is okay with this moving forward. These lots were previously approved for two twin homes so it's just a request to split this in to two single family lots. This does not include any lot line changes. The Commission was supportive of this request.

Chairman Bringham opened the Public Hearing. No comments were given and the Public Hearing was closed.

Item 7. Consideration of an Ordinance amending various sections of the Mapleton City Code (MCC) including 15.32.030, 17.18.090, & 18.08.115 (building code references); 17.02.020 (exemptions from plat requirements); 18.08.170 (height definition); 18.08.160 (grade definitions); 18.28.050, 18.30.040, 18.32.050, 18.36.060, 18.44.050, 18.48.050, 18.52.050, 18.54.030, 18.56.100, 18.58.070, 18.60.050, 18.64.050 and 18.72.040; 18.74.030; 18.80.045; and 18.82.080 (height measurements); 18.08.145 (definition of family); 18.64.035 and 18.60.045 (conditional uses); 18.82E (Whisper Rock PRC-5 Zone); 18.84.060 (accessory buildings); 18.84.395 (ranch development); 17.02.030, 18.84.390 (metes and bounds lots); 18.08.372, 18.86.040, and 18.86.090 (signs); 19.02.010, 19.06.020, 19.06.030, 19.06.050, 19.08.040; and 19.08.100 (removal of site plan from impact fees).

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This is just part of Staff's ongoing effort to clean up code and bring some ordinances up to current standard. **Commissioner Lewis** asked what year of the IBC the City is following, and Chairman Bringham stated 2009. In the near future the 2012 code should be adopted, and Chairman Bringham asked that this happen as quickly after July 2013 as possible. Sean went over the proposed amendments for those in attendance. Some of the proposals were bringing the City Code up to State Code allowances.

Chairman Bringham opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Lewis moved to recommend approval to the City Council for an Ordinance amending various sections of the Mapleton City Code (MCC) including 15.32.030, 17.18.090, & 18.08.115 (building code references); 17.02.020 (exemptions from plat requirements); 18.08.170 (height definition); 18.08.160 (grade definitions); 18.28.050, 18.30.040, 18.32.050, 18.36.060, 18.44.050, 18.48.050, 18.52.050, 18.54.030, 18.56.100, 18.58.070, 18.60.050, 18.64.050 and 18.72.040; 18.74.030; 18.80.045; and 18.82.080 (height measurements); 18.08.145 (definition of family); 18.64.035 and 18.60.045 (conditional uses); 18.82E (Whisper Rock PRC-5 Zone); 18.84.060 (accessory buildings); 18.84.395 (ranch development); 17.02.030, 18.84.390 (metes and bounds lots); 18.08.372, 18.86.040, and 18.86.090 (signs); 19.02.010, 19.06.020, 19.06.030, 19.06.050, 19.08.040; and 19.08.100 (removal of site plan from impact fees).

Second: Commissioner Tippetts
Vote: Unanimous

Item 8. Adjourn.

Motion: Commissioner Tippetts moved to adjourn the meeting at 7:00pm.

Second: Commissioner Murray

Vote: Unanimous

April Houser, Executive Secretary

Date: